

**Tax Map/Block/Parcel
No. 40-3-201**

**Building Permit/Zoning
Certificate No. 05-3022**

Case 5133

**OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND**

APPLICANT: Roger and Dawn Kay Zepp
2331 Hampstead-Mexico Road
Westminster, MD 21157

ATTORNEY: Charles Michael Preston

REQUEST: Conditional use for the parking of up to 6 commercial vehicles to include 4 tractors and 4 trailers.

LOCATION: The site is located at 2331 Hampstead-Mexico Road, Westminster on property zoned "A" Agricultural District in Election District 8.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-71 A (23), 223-186 A (2) and 223-191

HEARING HELD: October 24, 2005

FINDINGS AND CONCLUSION

On October 24, 2005, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for the parking of up to 6 commercial vehicles to include 4 tractors and 4 trailers. The Board made the following findings and conclusion:

The Applicant works for a trucking company. He currently has 4 commercial trucks. He would like to park as many as 6 commercial vehicles at the property. The property consists of 2 separate parcels. One is 12.08 acres. The other is 1.87 acres. The Applicant employs his son and other drivers in the company. The larger parcel includes a residence where his son resides. The property is very hilly, and the entrance to the site is located on Maryland Rte. 482. Less than ½ acre of the 12.08 acre parcel is used for the parking of vehicles. The parking area is located roughly in the center of the parcel.

The Applicant wishes to develop the smaller 1.87 acre parcel with a residence. The proposed residence and the existing residence with the parking facility will be served by a use-in-common driveway with a single entrance onto Rte. 482. Site distance at the entrance is less than optimal.

OFFICIAL DECISION

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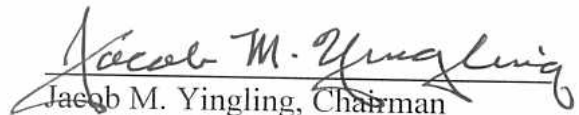
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The Board finds that the proposed use at this location will not generate adverse effects above and beyond those normally associated with such a use. Our concerns with site distance at the entrance can be addressed during the County's site plan process. In addition, the approval is subject to the following conditions:

1. All State Highway Administration approvals and access permits must be obtained by the Applicant.
2. The maximum number of vehicles allowed to be stored at the property is 10 units. (e.g. 1 tractor = 1 unit, 1 trailer = 1 unit, 1 truck – 1 unit, etc.)
3. The use approval is non-transferable.

Date

11/16/05


Jacob M. Yingling, Chairman